



HR ESTATE AGENTS

4 Bedrooms

House - Detached

Price Guide

£750,000

Located in

Coventry





# Kelsey Lane

Coventry | CV7 7GR



The accommodation offers an abundance of versatile living space across the ground floor, perfectly suited to modern family life. A spacious family living room sits alongside a dining room with an adjoining shower room, while a cosy snug provides an additional reception area. These spaces can be enjoyed individually or opened up to create a sociable open-plan layout.

Completing the ground floor is a well-proportioned kitchen with a separate utility area, adding practicality to the home's thoughtful design.

The first floor hosts three generously sized bedrooms and a stylish family bathroom featuring both a walk-in shower and a separate bath. The landing is unusually spacious and offers room for a seating or reading area, adding to the sense of space throughout the home.

Occupying the top floor is a further bedroom with its own en-suite bathroom.

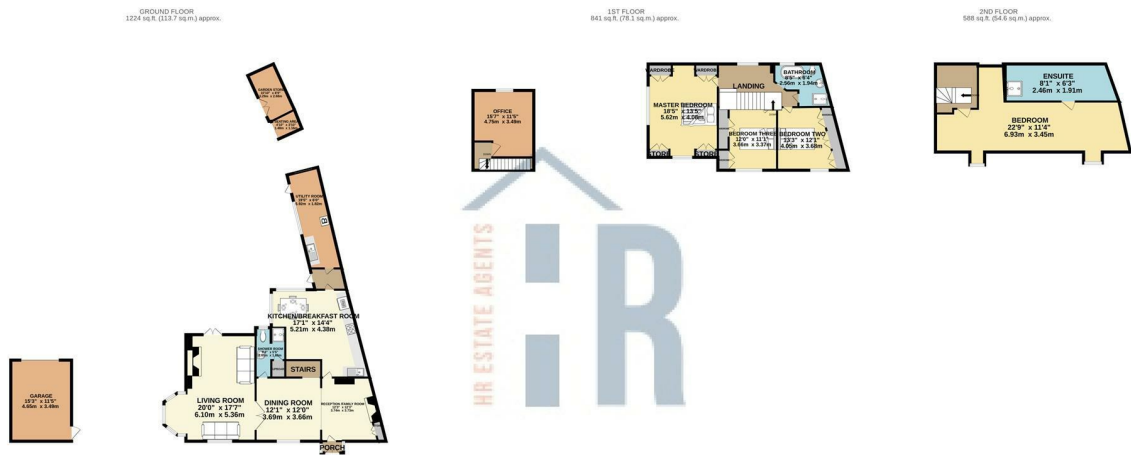
Externally, the property continues to impress. To the rear, accessed through gated entry, is a substantial enclosed garden providing an ideal space for both family life and entertaining. The grounds also benefit from a single garage with a highly useful room above, offering excellent potential as a home office, gym, or hobby space. In addition, there is a fantastic garden room complete with its own bar, alongside a separate covered seating area, creating the perfect setting for year-round outdoor enjoyment and social gatherings.

# Kelsey Lane

£750,000 Freehold



- Enclosed Garden
- Ample Parking Behind Gates
- Development Opportunity With The Garage
- Ground Floor Shower Room
- Garden Room
- Outdoor Covered Seating Area



TOTAL FLOOR AREA: 2653 sq.ft. (246.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Council Tax Band

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 76        |
| (55-68) <b>D</b>                            | 58                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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